



County of San Diego

Department of Environmental Health Land and Water Quality Division

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Health Care Trailers

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BACKGROUND

Mobilehomes and RV trailers can be used in the health care of the chronically ill as provided by San Diego County Zoning Ordinance Number 6118. The health care trailer may be utilized by housing the patient or the health care providers. This arrangement is to be considered temporary; and removal of the health care trailer is required when the patient recovers, terminates, or the property is sold. The attending physician of the patient must provide a letter **annually** to verify the need for the health care trailer. Health care trailers must have an approved sewage disposal system: either public sewer connection or a septic system. Holding tanks are not accepted as a substitute for a public sewer connection or septic system.

Review Procedure:

Office Review

1. Confirm that zoning on the property will allow for the health care trailer on the site. The Department of Planning and Land Use (DPLU), Zoning Division can be contacted at (858) 565-5718.
2. An over-the-counter (OTC) approval can be given if the proposed health care trailer site agrees with an accurate as-built layout on file to show no encroachment on the existing septic system and reserve area, the existing septic system is properly sized for the existing house, and there is no reasonable cause to suspect the site is not acceptable for the health care trailer. The OTC fee is \$25.00.
3. If it is determined a field review is necessary, a layout fee of \$240.00 will be charged. The layout field review is necessary if sufficient information cannot be obtained to give an OTC approval, regardless whether or not an as-built layout is on file.

Field Review

1. Confirm the health care trailer does not encroach on the existing septic system and reserve area.
2. Accept the use of the existing sewage disposal system without additional upgrades if the existing system is properly sized for the existing house and functioning properly. Factors to consider include size of the septic system, the number of occupants, soil porosity, depth to groundwater, amount of usable area, etc...
3. If the septic system is determined to be undersized, but can be upgraded, or a separate septic system is proposed to be used, the layout can be approved with the septic system repair as a condition of final approval for the health care trailer.
4. If adequate area does not exist for a properly sized sewage disposal system, or site conditions render the existing septic system substandard, with no means to correct, then the health care trailer cannot be approved.